GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Industries & Commerce Department – Proposal of M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of a MDF/Particle Board plant at IP Rambili, Phase-I, Anakapalli District–Approval to APIIC to allot the lands in two phases at concessional price to the firm, as per the Tailor-made Incentives provision of Andhra Pradesh Industrial Development Policy (4.0) 2024-29 – Orders - Issued.

INDUSTRIES & COMMERCE (P&I) DEPARTMENT

G.O.Ms.No.1 **Dated:03-01-2025**

Read the following:

1. Proposal of M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA).
2. Minutes of the 4th meeting of the State Investment Promotion Committee (SIPC) held on 29.12.2024.
3. Minutes of the 2nd meeting of State Investment Promotion Board (SIPB) held on 30.12.2024.

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ORDER:

In the reference 1st read above, M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) have proposed for establishment of a MDF/Particle Board plant at IP Rambili, Phase-I, Anakapalli District, with a total investment of approximately INR 1,175 crores. As per the proposal, the project is envisaged to be established in two phases, wherein in Phase-I they propose to invest INR 605 Crore and in Phase-II INR 570 Crore. The project is envisaged to generate 1500 will generate employment for more than 1,000 direct employees and create over 1,500 additional indirect employment opportunities, thereby qualifying as a significant Mega Project in the region.

- **Phase-1:** Proposed invest INR 605 crore and is expected to generate employment for 500 individuals. Commercial production is anticipated to begin within 24 months of receiving the land.
- **Phase-2:** Proposed to invest INR 570 crore investment and is expected to generate employment for 1,000 individuals. Implementation will commence following the approval of the Development Control Permit (DCP) for Phase 1 and will be subject to prevailing market conditions. It is anticipated that the project will be implemented over a period of 3-4 years after the approval of the Phase 1 DCP.

2. Accordingly, the firm has requested the lands for an extent of 106 acres for the proposed project (Phase-I &II) at a concessional rate of

₹30.00 lakh per acre in IP Rambilli Phase-1, Krishnampalem, Gorapudi (V), Rambilli (M), Anakapalli District, duly stating that this project will contribute to increasing the income of farmers, as the industry utilizes agricultural crops such as eucalyptus, casuarina, and subabul, providing a sustainable market for these crops.

3. Accordingly, the proposal from APIIC was placed before the State Investment Promotion Board (SIPB) meeting held on 30.12.2024 with recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 29.12.2024. The SIPB after detailed discussion, has recommended to place their recommendations on the proposal of M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of MDF/Particle Board plant at IP Rambili, Phase-I, Anakapalli District.

4. Government, after careful consideration of the decision of the State Investment Promotion Board, hereby approve to extend certain the following incentives M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of a MDF/Particle Board plant at IP Rambili, Phase-I, Anakapalli District, under Tailor-made Incentives provision of Andhra Pradesh Industrial Development Policy (4.0) 2024-29 (Clause 8.3).

a. Approval of allotment of 60.06 acres of lands for Phase-I and reservation of Phase-II (46.21 acres) for their unit – for a total In-principle allotment of 106.27 acres of contiguous lands at IP Rambili, Phase-I, Anakapalli District, by APIIC to M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of a MDF/Particle Board plant.
b. Approval of allotment of lands at concessional rate of INR 30 lakhs against the prevalent price of 1.10 Cr / acre with the condition that the Company shall complete both phases of investment by FY 2028-29.
c. Accordingly, approval to APIIC for the allotment of lands in phases with the payment options of land prices as per the recommendations of SIPC (i.e., APIIC to provide the options to the firm for payment of cost of the lands – either in a single payment for both phases of the lands as per the prevalent price or with @9% interest rate of present price, at the time of allotment of lands for subsequent phases, as per the timelines indicated at Para-1).

5. The above incentives shall be made applicable subject to company adhering to the definite time lines for implementation of the Mega project and investment and employment commitment from the company as per the proposal submitted.

6. The Special Chief Secretary/Principal Secretary/Secretary of the concerned departments such as Power, Water Resources Department, Industry and Commerce (CIP), Skill Development Department, Revenue (Land, Registration and Stamps), Finance Department and other

departments concerned are requested to take further necessary action accordingly, duly instructing their HODs and PSUs under them for expeditious grounding and implementation of the Mega project.

7. The Vice Chairman & Managing Directing, Andhra Pradesh Industrial Infrastructure Corporation Limited, Mangalagiri and the Director of Industries, Andhra Pradesh shall take further necessary action accordingly in coordination with the line Departments.

8. As envisaged under the Andhra Pradesh Industrial Development Policy (4.0) 2024-29, the Director of Industries shall assign the handholding for facilitations of all the inputs as required for expeditious grounding and implementation of this Mega project to a senior level officer and should try to ensure that the project is implemented as per the expected timelines, duly facilitating the required approvals and clearances under the Single Desk Portal 2.0 and duly implementing the project as per the intended spirit of the Speed of Doing Business.

9. The Director of Industries, A.P, Mangalagiri should ensure that the PMU with the Department monitors the progress of the project, duly bringing the issues that are to be resolved, to the respective line departments, from time to time and resolve the issues and intimate the status of the progress of the project to the Government from time to time and bring the issues for resolution at the government end, if any, for smooth execution of the project.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N YUVARAJ
SECRETARY TO GOVERNMENT & CIP

To
The Vice Chairman & Managing Director, APIIC Ltd., Mangalagiri.
The Director of Industries, A.P., Mangalagiri.
The M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA).
The Special CS/Principal Secretary/Secretary of the concerned department
viz,
The Revenue (Land, Registration and Stamps) Department,
The Finance Department,
The PR&RD Department,
The MA&UD Department,
The EFS&T Department,
The Energy Department,
The Water Resource Department,
The Roads and Buildings Department,
The Skill Development Department,
The Infrastructure and Investment Department,
The Industry and Commerce (CIP) Department,

The Industry and Commerce (Mines) Department and other Departments concerned
The Collector & District Magistrate, Tirupati District., Tirupati.
Copy to:
The Finance (FMU-I&I, Energy and I&C) Department.
The Revenue (CT) Department.
The Law (H) Department
The Accountant General, Andhra Pradesh.
The Commissioner of Taxes.
The P.S. to Secretary to Chief Minister.
The P.S. to Hon'ble Minister (Ind. &Comm. Food Processing).
The P.S. to Chief Secretary to Government of Andhra Pradesh.
The P.S. to Secretary to Government & CIP, Industries& Commerce Department.
The G.A. (Cabinet.I) Department.
SC/SF.

//FORWARDED::BY ORDER//

SECTION OFFICER